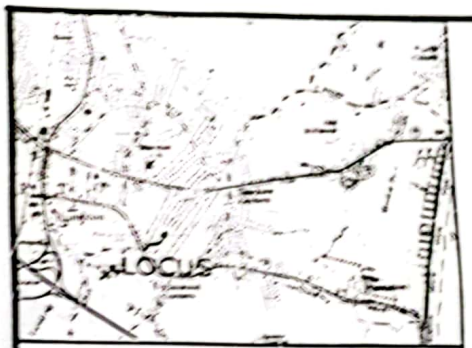
Dec 15 2 30 PM '83



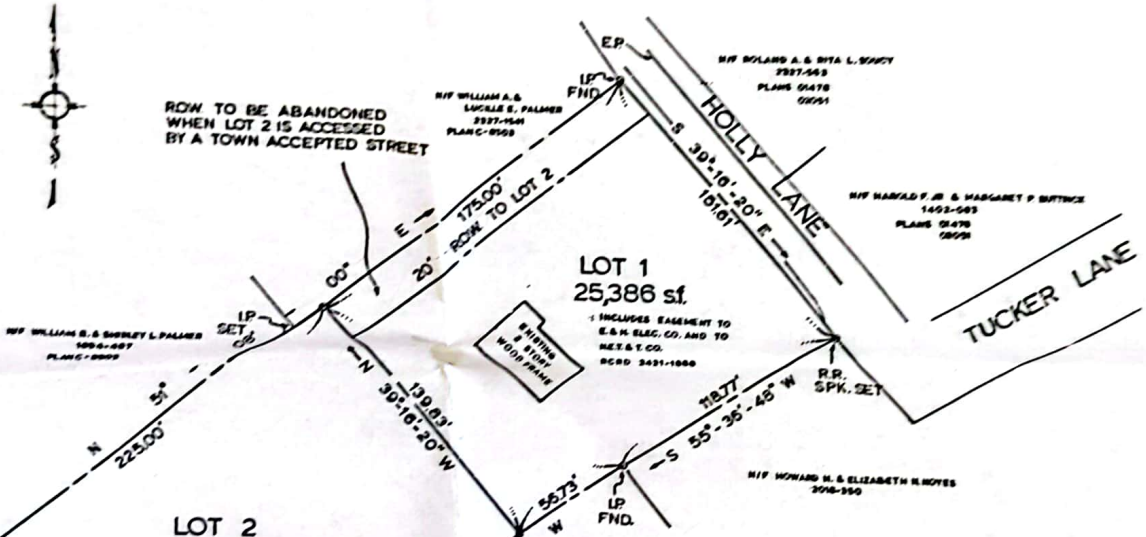
LOCATION PLAN

NOTES:

1) THIS PARCEL IS PARCEL 46 MAP 22 ON THE HAMPTON ASSESSORS MAPS.
2) THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE AND IS LOCATED IN ZONE RES A.
3) THIS PARCEL IS SUBJ. TO RCRG. 3416-1950

LEGEND:

1) I.P. = IRON PIPE
2) D.D. SPK. = TAILORING SPIKE
3) E.P. = EDGE OF PAVEMENT
4) R.O.W. = RIGHT OF WAY


ROW TO BE ABANDONED WHEN LOT 2 IS ACCESSED BY A TOWN ACCEPTED STREET
E.P.
I.P. FND.
N/F ROLAND A. & RITA L. SYMES 2927-563 PLANS 01478 01491
N/F WILLIAM A. & LUCILLE E. PALMER 2927-1141 PLAN C-8158
HOLLY LANE
S 30°-16'-20" E 101.01'
N/F HAROLD P. JR. & MARGARET P. SMITH 1452-583 PLANS 01478 01491
TUCKER LANE
175.00' ROW TO LOT 2
60°
20'
E
LOT 1
25,386 s.f.
INCLUDES EASEMENT TO E & H ELEC. CO. AND TO N.E.T. & T. CO. RCRD 3431-1086
EXISTING 2 STORY WOOD FRAME
N/F WILLIAM S. & SHIRLEY L. PALMER 1006-607 PLAN C-8009
I.P. SET
N 30°-16'-20" W 139.83'
N 5° E 225.00'
R.R. SPK. SET
118.77'
S 55°-35'-45" W
N/F HOWARD H. & ELIZABETH H. HOYES 3016-350
I.P. FND.
S 55°-35'-45" W 56.73'
LOT 2
30,292 s.f.
NOT TO BE BUILT UPON UNTIL ACCESSED BY A TOWN ACCEPTED STREET
I.P. SET
N 30°-37'-13" W 120.04'
S 53°-35'-45" W 224.50'
N/F WALTER JR. & SHEILA F. DAVIS 2871-1163
I.P. SET
STONE WALL

HAMPTON PLANNING BOARD

D-12049

ABUTTERS LIST

Map/Parcel #

22/17 Roland A. & Rita L. Symes, 18 Holly Lane, Hampton, N.H. 03842
22/18 Harold P. Jr. & Margaret P. Smith, 19 Tucker Lane, Hampton, N.H. 03842
22/39 Howard H. & Elizabeth H. Hoyes, 22 Tucker Lane, Hampton, N.H. 03842
22/41 William A. & Lucille E. Palmer, 19 Holly Lane, Hampton, N.H. 03842
24/4 William S. & Shirley L. Palmer, 232 Winnacunnet Road, Hampton, N.H. 03842
24/5 Walter L. Jr. & Sheila F. Davis, 236 Winnacunnet Road, Hampton, N.H. 03842
24/6 Grace A. Reed, 244 Winnacunnet Road, Hampton, N.H. 03842

Approved by Hampton Planning Board subject to the variance granted by the Zoning Board of Adjustment on November 17, 1983 and suitable easement (pole in Northeast corner). The Hampton Planning Board takes the position that Lot #2 is not a buildable lot and will not become a buildable lot unless and until it becomes accessed by a Town accepted street.

Judith A. Cox, Chairman
December 16, 1983

SUBDIVISION PLAN
FOR
VICTOR A. AND MARGARET M.

RICARDO

HOLLY LANE
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

SCALE: 1"=30' OCTOBER 25, 1983

RICHARD P. MILLETTE AND ASSOC.
THE HILL PORTSMOUTH, N.H.
TELEPHONE (603) 431-2222

#8292

C-LINE #62018
NON-GLARE "TOPPER"

232 WINNACUNNET RD. HAMPTON, NH 343

205 1 UNIT:

ACCOUNT NO.
SUBDIVISION TWN P
PHOTO
CLIENT NO. 2215
WARD
PRECINCT
PRINT DATE 02/24/97

0205 0001 0000

CARD NO. 1 OF 1

232 WINNACUNNET RD. BLDG: 1

NAME AND ADDRESS	
1	OWNER NAME: PALMER, WILLIAM R.
2	CO-OWNER NAME: PALMER, SHIRLEY L.
3	MAILING STREET ADDRESS: 232 WINNACUNNET RD.
4	MAILING CITY, STATE, ZIP: HAMPTON, NH 03842
1	OWNER NAME:
2	CO-OWNER NAME:
3	MAILING STREET ADDRESS:
4	MAILING CITY, STATE, ZIP:

ADD		SALE	
CHANGE		DELETE	

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET OR ROAD		LOCATION	
LEVEL	1	ALL PUBLIC	1	PAVED	1	URBAN	1
ABOVE STREET	2	PUBLIC WATER	2	SEMI-PAVED	2	SUBURBAN	2
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	RURAL	3
ROLLING	4	GAS	4	PROPOSED	4	BUS. DIST.	4
STEEP	5	WELL	5	CURB & GUTTER	5	INDUSTRIAL	5
LOW	6	SEPTIC	6	SIDEWALK	6	RECREATIONAL	6
SWAMPY	7			ALLEY	7	WATERFRONT	7
LEDGE	8			NONE	8	FLOOD PLAN	8

HISTORY YEAR	CODE	APPRAISED VALUE	ASSESSED VALUE
RES LAND	1010	72500	72500
RESIDNTL	1010	52000	52000
RESIDNTL	1010	9500	9500
TOTAL		134000	134000
YEAR			
TOTAL			

RECORD OF OWNERSHIP

	OFFIC. RECORD BOOK	PAGE	DATE MO	DAY	YR	O/U	V/I	INDICATED SALES PRICE	VALID CODE
PALMER, WILLIAM R.	1894	0487	11	02	67				

EXEMPTIONS

YEAR	TYPE	CODE	AMOUNT
		TOTAL	

BUILDING PERMIT RECORD

I.D.	DATE	TYPE	DESCRIPTION	APPR.	AMOUNT	DATE COMPLETED	COMMENTS

OTHER ASSESSMENTS

CD	DESCR	NUMBER	AMOUNT	

VISION

VALUE SUMMARY

VALUATION BY	
TOTAL APPRAISED BLDG VALUE	52,000
TOTAL APPRAISED XF VALUE	
TOTAL APPRAISED OB VALUE	9,500
TOTAL APPRAISED LAND VALUE	72,500
TOTAL LAND VALUE AGRICULTURAL	
TOTAL APPRAISED VALUE	134,000
TOTAL ASSESSED VALUE	134,000
NET TAXABLE VALUE	
TOTAL CLASSIFIED USE VALUE: CARD	
TOTAL CLASSIFIED USE VALUE PARCEL	
TOTAL VALUE: CARD	134,000
TOTAL VALUE: PARCEL	134,000

VISIT HISTORY

DATE	R	I	C	I.D.
101788				JY00
020202				
020202				
020202				

THIS SIGNATURE ONLY ACKNOWLEDGES A VISIT BY A DATA COLLECTOR

COMPARABLE

Rating	MAP	BLOCK	LOT	MO	YR	ADJUSTED VALUE

LAND SECTION

B#	USE CODE	LAND DESCRIPTION	ZONING	DIST	FRONTAGE	DEPTH	TOTAL LAND UNITS	UNIT TYPE	UNIT PRICE	INFLU FACTOR	S I	COND FACTOR	NB HD	ADJ.	NOTES AND OTHER ADJUST / SPECIAL LAND CALC	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE
1	1010	SINGLE FAM	RA		0	0	43,560.00	SF	1.34	110	4	100		100		110	1.47	64,000
1	1010	SINGLE FAM	RA		0	0	1.70	AC	5,000.00	100	0	100		100		100	5,000.00	8,500
		TOTAL AREA					2.70	AC									LAND VALUE	72,500

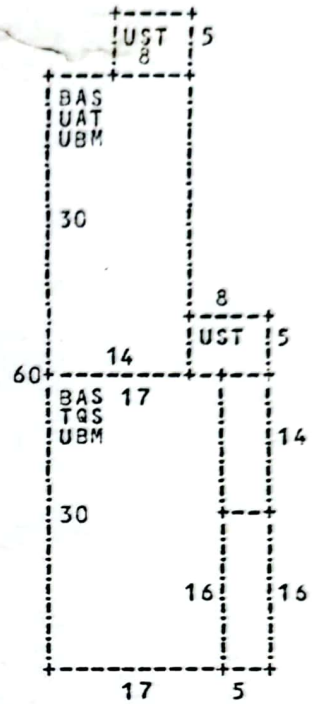
ELEMENT	CD	DESCRIPTION
STYLE	63	ANTIQUE
MODEL	01	RESIDENTIAL
GRADE	03	AVERAGE
STORIES	1.	1 1/2 STORIES
OCCUPANCY	01	
EXT. WALL 1	11	CLAPBOARD
2		
ROOF STRUCTURE	03	GABLE/HIP
ROOF COVER	03	ASPH/F GLS/CMP
INT. WALL 1	03	PLASTERED
2		
INT. FLOOR 1	09	PINE/SOFT WOOD
2	14	CARPET
HEATING FUEL	02	OIL
HEATING TYPE	05	HOT WATER
AIR COND. TYPE	01	NONE
BEDROOMS	02	2 BEDROOMS
BATHROOMS	1	1 BATHROOM
TOTAL ROOMS	6	6 ROOMS
BATH STYLE	02	MODERN
KITCHEN STYLE	01	OUT-DATED
COMMERCIAL ONLY		
HEAT/AIR COND		
FRAME TYPE		
BATH/PLUMBING		
CEILING FIN		
PARTITIONS		
WALL HGT		
CONDOMINIUMS/COOPS		
FLOOR LEVEL		
UNIT LOCATION		
NO. OF LEVELS		
TOTAL UNITS		
OWNERSHIP		

24-4
FUNC=DB
MIN/CRK/PLAS
2X8X16 BLU IA

COST MARKET APPROACH

UNADJ. BASE RATE	52.00	
SIZE ADJ. FACTOR	1.04886	
GRADE INDEX	95.00	
EFF. BASE RATE	51.81	
BLD. MKT/COST VALUE		86678
YEAR BUILT	1890	
EFF. YEAR BLT.	1965	
NORM. DEPR.	30	
FUNC. OBS.	10	
ECON. OBS.	00	
SPEC. COND CODE		
SPEC. COND	00	
% CONDITION	60	
DEPR. BLDG. VAL		52000

SKETCH 232 WINN/CONNET RD. SCALE 1: 12



OUTBUILDINGS/EXTRA FEATURES

OB/XF CODE	DESCRIPTION	G.L. CODE	UNITS	UNIT PRICE	DATE ON	L/B	ANNUAL DEPR. RATE	PCT. COND	OB/XF DEPR. VALUE
BRN	1 STORY W/L		1056.00	18.00	89	L	0.00	50	9500

TOTAL OB/XF VALUE 9500

#											
1											
2											
3											
4											
5											
6											
7											
8											

SUB AREA SUMMARY

AREA TYPE	DESCRIPTION	GROSS AREA	EFFECTIVE AREA	UNIT COST	UNDEPRECIATED COST/MARKET VALUE
BAS	FIRST FLOOR	1000	1000	51.81	51810
FOP	PORCH, OPEN, FIN	80	20	12.95	1036
TQS	THREE QUARTER ST	510	383	38.91	19843
UAT	ATTIC, UNFINISHE	420	42	5.18	2176
UBM	BASEMENT, UNFINI	1000	200	10.36	10362
UST	UTILITY, STORAGE	80	28	18.14	1451
TOTALS		3090	1673		86678

BUILDING TRAVERSE

1 BAS[L14,D60,R17,FOP[R5,U16,L5,D16],U16,R5,U14,L8
2 ,UST[U5,R8,D5,L8],U30],UST[U5,L8,D5,R8],PTR[L14]
3 ,UAT[D30,TQS[D30,R17,U30,L17],R14,U30,L14],UBM[D
4 60,R17,U16,R5,U14,L8,U30,L14],PTR[R14]
5
6
7
8
9

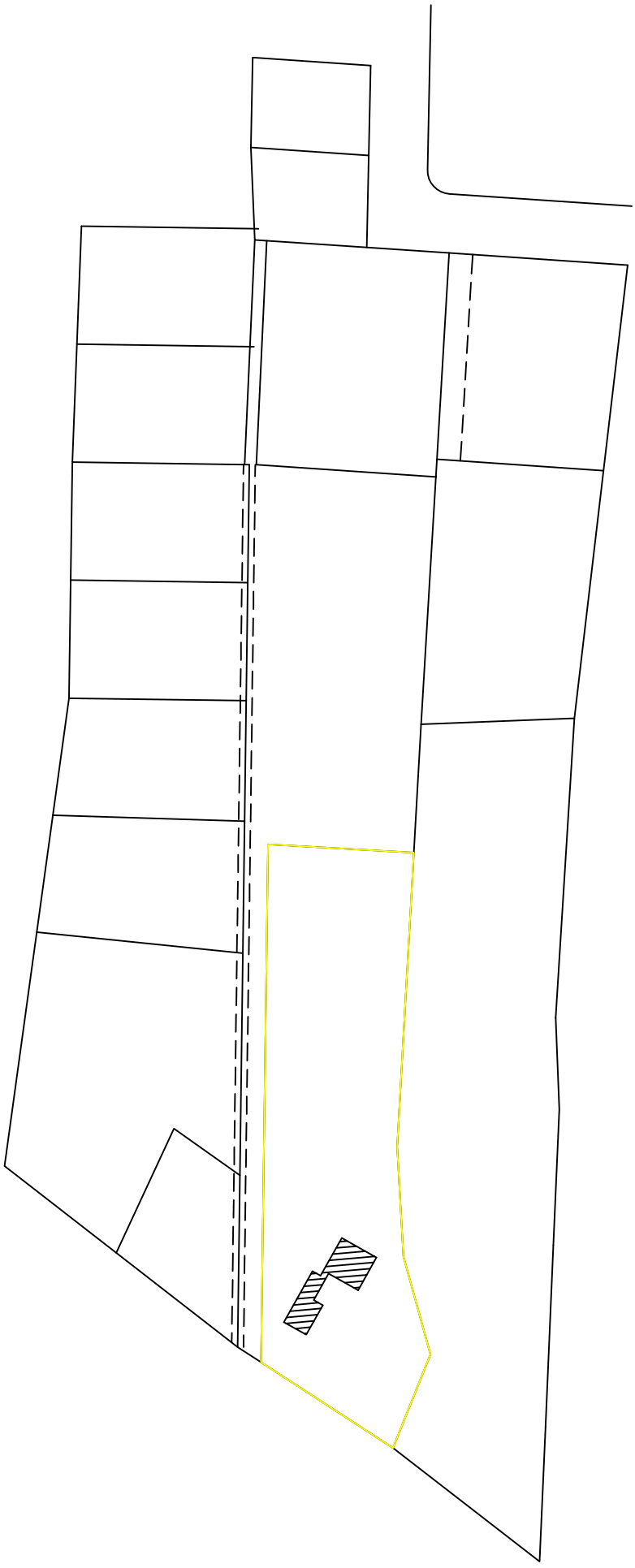
192-19
191-15
191-19
191-22
191-25
191-29
191-31
191-38
191-42
19 Holly Lane
192-27
192-37
Ricardo
192-50
205-1
232 Wenaschimont
205-2
205-3
House
191-40
205-4
205-9

262 McGRAW

See 265
292 344
Davis plan 12 292

M.D.

125'
20'F 15 5 10'R

lot width 125

CANCELLED
7/30/98